

Commercial

Coonan
PROPERTY



Retail/Restaurant Opportunity

Fagans Lane, Maynooth,
Co. Kildare

- Retail/restaurant opportunity extending to approx. 115 sq. m. (1,237 sq. ft.) with previous use as restaurant
- Prime high-profile location just off Main Street, Maynooth
- Ready for fit out and immediate occupation
- Available in 1 or 2 lots
- Ample on-street car parking

**Ground floor
open plan retail
premises**

Approx. area of
115 sq. m.
(1,237 sq. ft.)

Guide Price:

Lot 1 – 60.9 sq.m. €25,000 p.a.
Lot 2 – 55.2 sq. m. €25,000 p.a.
Lot 3 – the entire €45,000 p.a.

Description

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Location

Maynooth is located approximately 23 kms from Dublin and is accessed via the M4 motorway on the Dublin/Galway route. It is Ireland's only university town and is home to two third-level institutions St Patrick's College and Maynooth University. Fast becoming a major satellite town, Maynooth and its environs can provide all the requirements of the modern family with excellent employment opportunities in the area, first class leisure amenities, both sporting and leisure and a wide range of shops. Maynooth has a thriving retail hub and is well catered for with main supermarkets including branches of SuperValu, Aldi and Lidl. The town also boasts two shopping centres, Manor Mills and Carton Park, and a selection of high-quality restaurants, pubs and bars. There is also the benefit of a regular train service to Dublin from the train station.

The subject property is located in the town centre on Fagan's Lane, close to traders such as EBS, Bank of Ireland, Bistro 53 and Brady's Clockhouse.

Description

The property comprises of a ground floor open plan retail premises extending to .115 sq. m. (1,237 sq. ft) which was previously used as a restaurant. Please note the property is suitable to be split into lots and would suit a number of uses.

Lot 1 – 60.9 sq.m. (655 sq. ft.) €25,000 per annum
Lot 2 – 55.2 sq. m. (594 sq. ft.) €25,000 per annum
Lot 3 – the entire approx. 115 sq. m. (1,237 sq. ft)
€45,000 per annum

Tenure

The property is available to lease and terms to be agreed.

Rates

TBC

BER

TBC

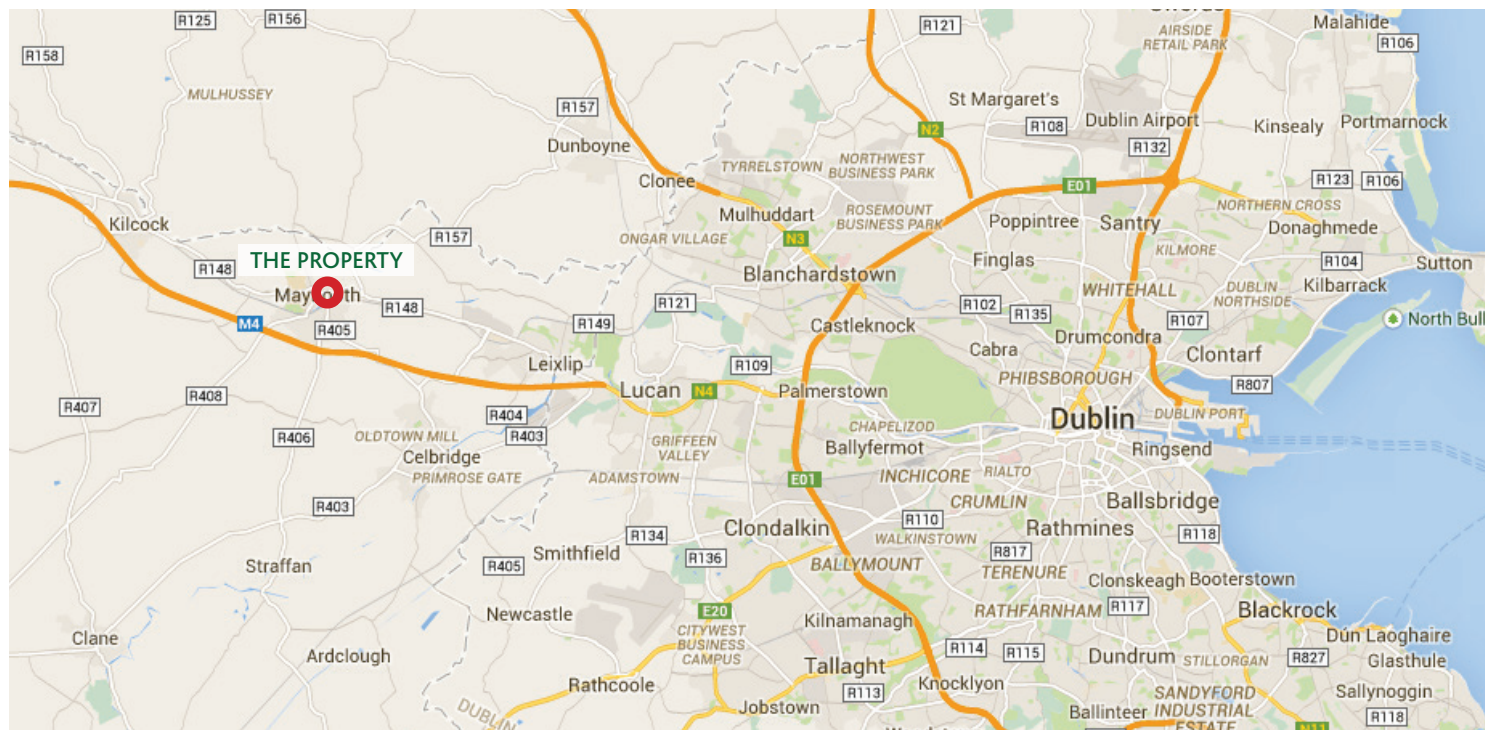
Viewing

By prior appointment at any reasonable hour.



Directions

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Directions

From Dublin take the M4 taking exit 7 for Maynooth. Continue into Maynooth town centre, Fagan's Lane is directly opposite the town square.

Eircode: W23 HC5H

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Contact Information

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